The Independence City Commission met on August 11, 2016 at 5:30pm in the Veterans Room at Memorial Hall. Mayor Gary Hogsett, Commissioner Leonhard Caflisch, and Commissioner Fred Meier were present. Others present included:

City Staff

Micky Webb, City Manager
Jeff Chubb, City Attorney
Kelly Passauer, Assistant City Manager
Jennifer Rutledge, Director of Finance/City Clerk
Jerry Harrison, Police Chief
Dave Cowan, Public Safety Director
Terry Lybarger, Director of Utilities
Barb Beurskens, Park and Zoo Director
Mike Passauer, Public Works Director
Rusty Baker, Fire Chief
April Nutt, Housing Director

Visitors

Robert Meadows Jerry Bright Ion Risner Amanda Bryant Andrea Ballard Anne Malloy Daniel Turr Andy Livingston Gary Mundy Ted Cromwell **Dorcas Sutton** Louis Ysusi Judy Ysusi Debbie Miller Carrol Lemon Dale Lemon Charity Kossin Mina Watts Sarah Steele Wyatt Keal Aaron Cook

Marissa Mitchell Barry Beurskens

Joan Scott
Linda Sage
Mr. Sage
Gayle Hollum
Joanne Smith
Mary Schmidt
Kassie Sanderson
Malissa Turpin

Gary

Megan Royse Anthony Royse Ken D. Brown Lisa Helkenberg Tammy Freeman

Ianet

Chuck Schmidt Kate Freeman Ned Stichman Charlotte Caflisch

Call to Order

Pledge of Allegiance to the United States of America

Appointments

Plumbing Board - 4 terms expire 08/15/2016

Citizens' Concerns and Petitions

City Licenses

Dreamland Contractors, LLC – Tulsa, OK – Mohammed Samars, Self Proprietor Now Communications – Tempe, AZ – John Shields, CEO

Springfield Mechanical Services, Inc. – Springfield, MO – Bob and Thera Fisher, Owners.

Keenan Nutt - 2924 Crown Drive - Keenan Nutt, Owner.

Atwood Electric, Inc. - Sigourney, IA - Duane Atwood, President.

David Sutton Contracting – 301 S. 9th – David Sutton, Contractor

Adoption of the Consent Agenda

- a. Appropriations
 - 1. A-1772

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the commission approved A-1772 for \$677,661.90.

Aye: Caflisch, Meier, Hogsett

Nay: None

2. P-1735

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the commission approved P-1735 for \$132,885.14.

Aye: Caflisch, Meier, Hogsett

Nay: None

b. Consider approving the minutes of the July 28, 2016 Commission meeting [CITIZENS].

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the commission approved the minutes of the July 28, 2016 Commission meeting.

Aye: Caflisch, Meier, Hogsett

Nay: None

c. Consider a request to block off Maple Street from 5th west to the Southwestern Bell Drive for a "Rock the Block" party on September 1, 2016 from 4:30 PM to 8:30 PM [CITIZENS].

Attached is information regarding a "Rock the Clock" party that the library would like to host in front of the library located at 220 E. Maple. They would like to close the street directly in front of the Library to the Southwestern Bell drive west of the library from 4:30 PM to 8:30 PM on September 1, 2016. City staff recommends approval.

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the commission approved the request to block of Maple Street from 5th west to the Southwestern Bell Drive for a "Rock the Block" party on September 1, 2016 from 4:30pm to 8:30pm.

Aye: Caflisch, Meier, Hogsett

Nay: None

d. Consider authorizing an elevator contract with Otis [CITIZENS].

Attached is a copy of an elevator contract with Otis, which is the company that serviced the elevators for Mercy Hospital previously. City staff recommends authorizing the contract with Otis.

Motion:

On the motion of Commissioner Cafflisch, seconded by Mayor Hogsett, the commission approved A-1772 for \$677,661.90.

Aye: Caflisch, Meier, Hogsett

Nay: None

e. Consider acceptance of an Emergency Solutions grant for HOME SWEET HOME Homeless Shelter [CITIZENS].

City staff recommends authorizing acceptance of the Emergency Solutions grant for HOME SWEET HOME Homeless Shelter [CITIZENS].

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the commission accepted the Emergency Solutions Grant for HOME SWEET HOME Homeless Shelter.

Aye: Caflisch, Meier, Hogsett

Nay: None

f. Consider setting the date of August 25, 2016 at 5:30 PM to close out the CDBG grant for Phase III CDBG ADA Curb Ramps [CITIZENS].

City staff recommends setting the date of August 25, 2016 at 5:30 pm to close out the CDBG grant for Phase III Curb Ramps.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Meier, the commission set the date of August 25, 2016 at 5:30pm for a public hearing to close out the CDBG grant for Phase III Curb Ramps.

Aye: Caflisch, Meier, Hogsett

Nay: None

g. Consider acceptance of FAA grant to reconstruct South T-Hangar Taxi Lanes at the Independence Municipal Airport [CITIZENS/BUSINESS & INDUSTRY].

Project: Reconstruct South T-Hanger Taxi Lanes

This is the project to reconstruct the T-Hanger taxi lanes at the Independence Municipal Airport. In order to accept the federal funding, the City Commission must approve the grant funding and designate a sponsor's authorized representative, providing that person the authority to sign the grant documents.

Federal Grant share	\$535,970
State share	\$280,795
City share	\$ 98,552
Total Project Cost	\$915,317

City staff recommends authorizing acceptance of FAA grant to reconstruct South T-Hangar Taxi Lanes at the Independence Municipal Airport.

Motion:

On the motion of Commissioner Caflisch, seconded by Mayor Hogsett, the commission authorized acceptance of the FAA grant to reconstruct South T-Hangar Taxi Lanes at the Independence Municipal Airport.

Aye: Caflisch, Meier, Hogsett

Nay: None

Public Hearings

h. Public hearings to consider adoption of the revised 2016 and proposed 2017 City budget.

After discussion and closing the public hearing, city staff recommends adopting the revised 2016 and 2017 proposed budget.

The Mayor opened the Public Hearing.

Andy Taylor - 134 Woodlan Drive and 422 W Main - Andy expressed his concern for not just himself but all of Independence. He has submitted a sheet with the 2016 tax rates and the projected 2017 tax rates. Current total is 176.028 mills and the projected would be 201.641 mills. Assuming the value is correct on his property, that would be a 14.5% increase. That would bring the total amount that he and his wife would pay to \$9,806.80. It is burdensome to pay nearly \$10,000 in taxes. This detrimental rate was mentioned to him repeatedly by his lender. The threshold of worry and concern has been attained. The W. Main property has benefitted them tremendously. They have seen growth and have considered adding personnel. They can't do both and will choose not to add to payroll in order to pay taxes. He does not qualify for tax breaks, the neighborhood revitalization zone, or any Housing Authority Grants. This tax increase will force them to raise rates and fees, which puts them in the dangerous territory of losing customers. He has lost sleep this week, and the concern is not on the budget, but the impact on lives and wallets.

Debbie Miller – Debbie's grandparents lived in Independence and she grew up loving the park, zoo, and fountain. These are some of her favorite memories. Today only the fountain has her attention, but she is glad to invest in the park. Every day she drives by the water department and her blood pressure rises. It doesn't make sense to have a beautiful park and not maintain the water department. For example, why are we spending \$400,000 on polycarts. In the future lets take a look at our other facilities, too.

The Mayor closed the public hearing.

Motion:

On the motion of Commissioner Meier, seconded by Mayor Hogsett, the commission adopted the revised 2016 and proposed 2017 budget.

Aye: Meier, Hogsett

Nay: Caflisch

Items for Commission Action

 Consider a request from Charity Kossin to address the Commission about a substance abuse treatment facility in Sedan, Kansas "City on a Hill" [CITIZENS].

We have received a request to address the Commission from Charity Kossin to let the community know about a substance abuse treatment facility in Sedan, Kansas called "City on a Hill".

Charity addressed the Commission regarding the facility "City on a Hill" that will be operating in Sedan, Kansas.

j. Consider scheduling interviews for a facilitator for the citizens' committee [CITIZENS].

Staff has sent out requests to the Commission for their availability in order to set up interviews with the proposed facilitators for the citizens' committee. Two Commissioners have responded; with one Commissioner available August 23 and 25, and the morning only of August 24. Another Commissioner is open the week of August 22, with a preference on having some on August 25, Thursday afternoon before the Commission meeting. Both Commissioners that responded had no issues with utilizing Skype.

The Commission directed the Assistant City Manager to move forward scheduling the facilitators based on the times all three are available.

k. Consider an ordinance authorizing issuance of taxable industrial revenue bonds, Series 2016A and 2016B (Montgomery County Assisted Living Project) for the purpose of the acquisition, construction, furnishing and equipping of an assisted living facility; and authorizing certain other documents and actions in connection therewith [BUSINESS & INDUSTRY].

Attached are the bond documents required to be finalized, including an ordinance that would need to be adopted for the issuance of IRB's for the proposed Montgomery County Assisted Living Project.

Motion:

On the motion of Commissioner Meier, seconded by Commissioner Caflisch, the commission adopted Ordinance 4226 authorizing issuance of taxable industrial revenue bonds not to exceed \$6,600,000.00, series 2016A and 2016B (Montgomery County Assisted Living Project).

Aye: Caflisch, Meier, Hogsett

Nay: None

l. Consider co-sponsoring the Kan-Okla 100 Mile Highway Sale on Friday, September 9 and Saturday, September 10, 2016 [CITIZENS].

Consider co-sponsoring the annual Kan-Okla 100 Mile Highway Sale on Friday, September 9 and Saturday, September 10, 2016. This would be co-sponsored with the Convention and Visitors Bureau. They are requesting that the City waive garage sale permit fees, authorize the use of the City parking lot behind the I-Mall and allow temporary signs in the rights-of-way on the days of the sale only. City staff recommends approval.

Motion:

On the motion of Commissioner Meier, seconded by Mayor Hogsett, the commission agreed to co-sponsor the Kan-Okla 100 Mile Highway Sale on Friday, September 9 and Saturday, September 10, 2016.

Aye: Caflisch, Meier, Hogsett

Nay: None

m. Consider authorizing expenditure for construction of a temporary building for Fire/EMS Apparatus [CITY EMPLOYEES/CITIZENS].

City staff will review the attached quotes received for a temporary building for the Fire/EMS Apparatus and make a recommendation at the meeting.

Citizen Comments

Amanda Bryant – Mrs. Bryant is married to Detective Bryant. She used to think that her husband was in danger when on the street, but never thought his health was in jeopardy when at work. She would like to thank the Commission for taking action quickly for the good of City Employees.

Andy Livingston – Mr. Livingston has lived here in Independence for 55 years. He has some things he would like to take issue with including the moving of City Hall. He owns a company and has saved buildings. He owns ECP and Terracare and has 50 – 60 employed throughout the region. He has refurbished and occupied rundown buildings. For the past 20 years his business has been at 800 N 21st Street. It is over 100 years old. He refurbished it for much less than the City is talking about. His problem is that the City says the property is unfit for work. Has KDHE said it is unfit? Mold, mildew and leak ceilings can be inhabited.

Debbie Miller – For the last 6 years, Micky Webb has allowed the water department to deteriorate. Now we need \$3 million and we need

millions for streets. Micky Webb has hosted complaint tours while City Hall has deteriorated. Because of Micky Webb choosing not to start remediation, employees have become ill. Because of Micky Webb's negligence in not creating a comprehensive plan, she is thankful that no employees were injured or killed. Another act of negligence. Hogsett and Meier say that people deserve to know that employee's health is a top priority. It is the City Manager's job to insure integrity in our infrastructure. A successful City Manager prevents acts of negligence. We deserve better. Buy him out. Send him packing. Move the City back to City Hall. We deserve a competent City Manager.

Jerry Harrison - Police Chief - Your Police Department is working hard. Jerry has never worked in a community so supportive of me and my department before. He would like to thank the Commissioner and City Staff for making the controversial decision to move City Hall. He has noticed marked difference in his employees. They were concerned that their employer didn't have their best interest in mind.

April Nutt – Independence Housing Authority – Mrs. Nutt expressed her how hard City employees had been working throughout the move process and her frustration that some people are not treated well when they approach the podium at City Commission meetings. She felt that all points of view should feel welcome to express themselves.

Dorcas Sutton – Ms. Sutton expressed her concern about the building being erected at the former Mercy Hospital complex. She is concerned about having a sanitation building in that neighborhood.

Motion:

On the motion of Commissioner Meier, seconded by Mayor Hogsett, the commission authorized the expenditure for construction of a temporary building for Fire/EMS Apparatus based on the low bid from Decker Construction of \$319,810.00.

Ave: Meier, Hogsett

Nay: Caflisch

Reports

- n. Report on City Hall relocation [CITY EMPLOYEES/CITIZENS]. City staff will provide an update on the City Hall relocation.
- o. Report on receipt of grant from Wal-Mart for Fire/EMS department [CITY EMPLOYEES].

City staff was recently notified of a grant award for \$2,000 for the Fire/EMS department.

p. Response to citizens' concerns [CITIZENS].

Staff will respond at the meeting to citizens' concerns that were brought up at the last meeting.

Rusty Baker addressed the environmental concerns brought by Ernestine Farris.

Micky Webb addressed Louis Ysusi's questions about North Penn and the Chestnut and Penn water leak.

The City Clerk addressed the concern about the 4.6 mills raised last budget season for a bond issue.

q. Report on City board minutes [CITIZENS].

Attached are City board minutes from the July 5, 2016 Planning Commission/Board of Zoning Appeals and July 20, 2016 Independence Recreation Commission meetings.

Commission Comments

Executive Session(s)

<u>Adjournment</u>

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the commission adjourned the meeting.

Aye: Caflisch, Meier, Hogsett

Nay: None

Gary Hogsett, Mayor

Leonhard Caflisch/Commissioner

Fred Meier, Commissioner

Director of Finance/City Clerk

Attest:

INDEPENDENCE CITY AD VALOREM TAX RATE (reflected in mills)

	2016	2017
State of Kansas	4.50	
Wildcat Extension District	1.50	1.50
Montgomery County	1.098	1.342
USD 448	41.004	58.048
	41.202	42.908
USD 446 Other (Public Library, Rec. Cmsn)	6.006	7.450
Independence Community College City of Independence	38.139	40.127
ony of independence	47,079	52.266
TOTAL	470 000	
	176.028	201.641
%	difference between 2016 an 2017 mill levies 14.6 necessity	/

Residential property taxes for 134 Woodlane Drive	\$3,008.14	\$3,431.92	\$423.78
Commercial property taxes for 422 West Main	\$5,565.13	\$6,374.88	\$809.76
TOTAL PAID	\$8,573.27	\$9,806.80	

\$1,233.53

Attendance Sheet Independence City Commission Meeting August 11, 2016

PLEASE PRINT

Name	Address
1 Robert meadows	38935, 4/00 ST Indepts
2 Jenny Bright 3 Mismer	201 5 13th 123WMan #301
4 Amanda Bryant	269 N 124h
5 Andrea Ballard	217 N 12th
6 Ame Malloy	216 5 10-1h
7 DANIEL STURN	102 5157
8 ALDOY CHINISTON	2700 Courty Club Cn
· Cary Mindy	2/8 lets ftop/xx
10 Tool Conwell	212 SO15-X
11 Norcas Sietz	12x01 NSE
12 Gouis + Judy USus:	112 Timberlane dr
13 Delilie Milla	P.O. Box 571
14 Carrol Lamen	1209W Beach
15 Dole Semon	1209W Beech
16 Charity Kossin	725 gum st.
17 Min Watte	1133 S. 17
18 Saral Steele	Gilmore Bell

19 Wyatt Key	916 F. Main Independent &
20 Acros Cook	
21 Moissa Mitchell	
22 Bany Beurskone	
23 Gran Scott	
24 Anda Sage	
25 Sanolnas	
26	
27 Sayle Holm	
28 Japan Snigh	
29 Mary Schmat	
30 Kassie Sanderson	
Malisia Jupin 912W,	Maple St Indep. KS
32 Non Derjoson	924 CIRCLE DRIVE
33 Meken Perse	132 Hackberry
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36 Jan Xellenberg	
37 James Alem	5011 50 12th
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40 Katel Forman	
41 NED TICHMAN	
42 Charlotte Caffiser	600 S 501





Name: Amanda Bryant	
Agenda item: you wish to address: Letter:; or	
Public concern you wish to address: <u>City Haw Mow</u>	
A The state of the	<u>- </u>
Prior to the start of the meeting, please hand this form to the City Clark	

When the Mayor calls on you, please state your name and direct your comments to the Commission. Your comments should be limited to a maximum of 3 minutes.



Name +MDY LIVINGS ton
Agenda item you wish to address: Letter:; or
Public concern you wish to address: CITY OFFICES
Prior to the start of the meeting, please hand this form to the City Clerk
When the Mayor calls on you, please state your name and direct your comments to the Commission. Your comments should be limited to a maximum of 3 minutes.



Name: Ollebea Mille
Agenda item you wish to address: Letter:; or
Public concern you wish to address Fire Mickey Well

Prior to the start of the meeting, please hand this form to the City Clerk

When the Mayor calls on you, please state your name and direct your comments to the Commission. Your comments should be limited to a maximum of 3 minutes.

No

0

Request to Address the City Commission



Name: Urry Harriso	
Agenda item you wish to address: Letter:; or Public concern you wish to address:	
Prior to the start of the meeting, please hand this form to the City Clerk When the Mayor calls on you, please state your name and direct your comments to the C	ommission. You
comments should be limited to a maximum of 3 minutes.	Ni.



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Name: 8/11/6
Agenda item you wish to address: Letter:; or just stadup **
Public concern you wish to address: disease illness of structure within from potential ettology of contamination
Prior to the start of the meeting, please hand this form to the City Clerk Dout (80)
When the Mayor calls on you, please state your name and direct your comments to the Commission. Your

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INDEPENDENCE
Name: CANUS JULY
Public concern you wish to address: No Concern You wish to address You wish You wish to address You wish Y

Prior to the start of the meeting, please hand this form to the City Clerk

When the Mayor calls on you, please state your name and direct your comments to the Commission. Your comments should be limited to a maximum of 3 minutes.

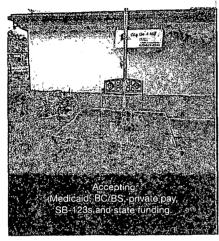
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estled in 10 acres of serene countryside.

Adjacent from the subtle hum of wind turbines, City On A Hill is located 15 miles west of Scott City, Kansas and eight miles east of Leoti.

City On A Hill offers medical detox and is one of a handful of facilities in Kansas that is utilizing suboxone rapid detox.

In February 2015, City On A Hill opened it's newest location, a 20-bed reintegration facility in Liberal, Ks. for men, women and children with outpatient services available.





City On A Hill Outpatient Services

Liberal

Dr. Brenda Ridgeway, PhD, LCAC, HS-BCP Program Director 529 N. New York Avenue, Liberal, Ks. 67901 620-624-2246; 620-626-5709 Fax: 620-626-5784

Garden City

116-1/2 East Chestnut, Suite 2 Garden City, Ks. 67846 620-276-0840 Fax: 620-276-1882

Marienthal

620-379-4478 Fax: 620-379-4479

As a 501C3 non-profit organization, donations may be sent to the address below: Residential Center PO Box 401, Scott City, Ks. 67871

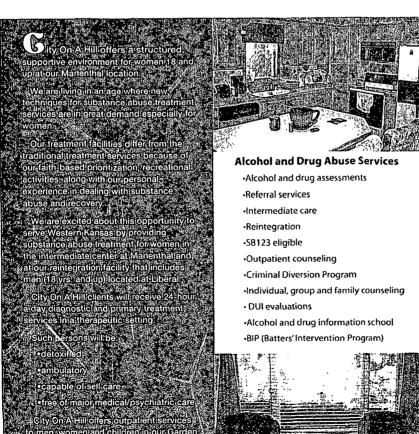
chislu@aol.com

City On A Hill

Substance Abuse Treatment Centers

www.cityonahillinc.com





The founders of City On A Hill, Christopher and Tammy Lund bring over 30 years of experience to the substance abuse treatment field and recovery efforts. Both are licensed by the State of Kansas to provide substance abuse counseling.

The Lunds are registered volunteers for the Kansas Department of Corrections and also have an active music ministry.

Board of Directors:

President: Christopher A. Lund, AAPS Vice President: Tammy L. Lund, AAPS Secretary: Dr. Kenne Whitson Kelly Linnenberger

Mike Schupman

Nike Schupman Ivan Ho Löve

Pete Olson

Robert Arheart

City On A Shill summerina mamuli cuica



City on a Hill, Inc Statement of Earnings January through December 2015

	Jan - Dec 15
Income 4340 Treatment Services	572,723.75
4343 · Grants	79,260.41
4344 · City/County Funding	113,477,44
4345 · Donations	17,103.58
4346 - Rent Income	1,050.00
Total Income	783,615.18
Cost of Goods Sold	
6100 Residential Food Costs	29,130.32
Total COGS	29,130.32
Gross Profit	754,484.86
Expense	11,851.50
6210 · Accounting	6,072.56
6215 Advertising	7,975.28
6220 · Auto Expense 6230 · Bank Fees	5,205.83
6245 · Client Activities	1,219.44
6250 · Client Education Materials	1,468.28
6265 · Contract Labor	2,985.00
6268 - Depreciation Expense	25,182.14
6270 · Donations & Contributions	900.00
6275 Dues & Subscriptions	3,153.14
6280 · Employee Benefits-Health Insura	47,670.54
6281 · Employee Ben-Health Insur W/H	-906.20
6285 · Employee Benefits-Life Insuranc	1,899.60
6291 · Employee Benefits-Other	1,046.59
6297 - Feed-Animal	4,412.49
6300 Gasoline	13,295.04
6305 - General Liability	8,469.07
6309 Interest Expense	7,600.47 1,681.53
6310 · Internet 6313 · Legal Fees	775.00
6315 - Legal Fees 6315 - Licenses & Dues	399.25
6320 · Maintenance & Repairs	23,875.39
6325 - Meals & Entertainment	4,672.81
6330 · Miscellaneous	796.02
6335 · Office	18,673,31
6340 · OP Workbooks/Materials/Etc	3,976.81
6345 · Payroll Taxes FICA/Fed/St	31,765.91
6350 · Payroll Taxes-SUTA	8,499.68
6355 - Postage	829.49
6357 · Professional Expense	970.00
6360 · Rent-Office	11,519.50 11,400.00
6365 Rent-Residential Facility	4,952.58
6370 - Resident Care-Medical 6371 - Resident Care-Other	4,861.85
6375 · Salaries/Wages	418,184.33
6378 · Sales Tax-Compensating Use	364.52
6380 · Satellite Service	2,209.23
6385 · Security	2,607.75
6390 Supplies	27,896.23
6400 · Telephone	8,408,03
6405 · Trash Service	1,359.97
6410 · Travel	2,913.98
6420 · Utilities	17,959.43
6425 · Vet Fees	2,302.77 2,015.00
6430 · Workman's Comp Insurance Total Expense	765,371.14
•	-10,886.28
Net Income	

